

120.0

0002

0002.A

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
905,500 / 905,500
905,500 / 905,500
905,500 / 905,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
140		WINCHESTER RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: GANGURDE RAJIV/PRANOTI	
Owner 2:	
Owner 3:	
Street 1: 140 WINCHESTER RD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1: GUARENTE ROBERT J & JOAN A -	
Owner 2: -	
Street 1: 68 NOREAST DRIVE	
Twn/City: HARWICH	

St/Prov: MA	Cntry
Postal: 02645	Type:

NARRATIVE DESCRIPTION	
This parcel contains .176 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1959, having primarily Vinyl Exterior and 3577 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	Exempt
Flood Haz:	
D	Topo
s	2
t	Above Stree
	Street
	Gas:

BUILDING PERMITS	
Date	Number
8/30/2016	2111
3/24/2016	324
12/4/2015	1879

Land Type	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
water	Heat App	6,000	O				HVAC 2 units
Sewer	Addition	253,000					second floor addit
Electri	Foundati	15,000					

Census:	Exempt
Flood Haz:	
D	Topo
s	2
t	Above Stree
	Street
	Gas:

ACTIVITY INFORMATION	
Date	Result
5/11/2017	Measured
5/11/2017	Permit Visit
9/20/2016	Permit Visit
7/25/2016	Permit Visit
6/18/2009	Measured
11/29/2005	MLS
4/13/2000	Inspected
2/15/2000	Measured
9/2/1993	MF

Sign:	VERIFICATION OF VISIT NOT DATA
	/ / /

LAND SECTION (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
Depth / PriceUnits	Unit Type
Land Type	LT Factor
Base Value	Unit Price
Adj	Neigh

Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes	
101	One Family	7655	Sq. Ft.	Site	0	70.	0.85	5							454,754		454,800

APPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
905,500 / 905,500
905,500 / 905,500
905,500 / 905,500

19290!

PRINT

Date Time
12/30/21 08:48:49

LAST REV

Date Time
07/18/17 11:33:08

apro

9290
ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

EXTERIOR INFORMATION

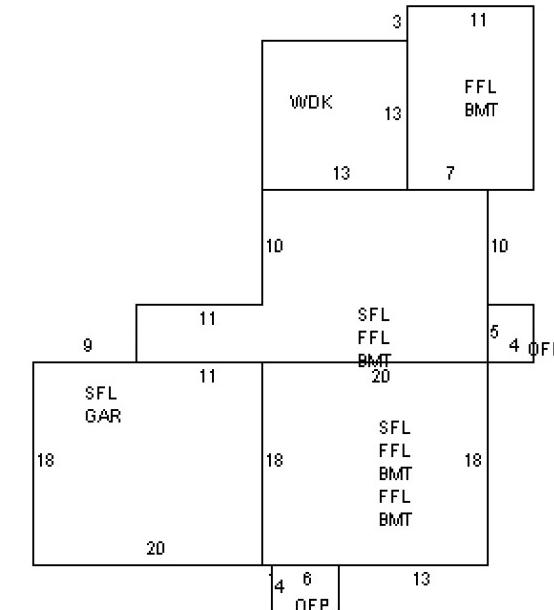
Type:	21 - Split Level	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	BLUE	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Very Good
A Bath:		Rating:
3/4 Bath:	1	Rating: Very Good
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Very Good
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

--	--	--	--	--	--	--	--	--	--	--	--

SKETCH**GENERAL INFORMATION**

Grade:	C+ - Average (+)
Year Blt:	1959
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G18
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	1 - Drywall
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	1 - Forced H/Air
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

CONDOS INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:		%	
Economic:		%	
Special:		%	
Override:		%	
Total:	10.8	%	

CALC SUMMARY

Basic \$ / SQ:	100.00
Size Adj.:	1.10141873
Const Adj.:	0.99000001
Adj \$ / SQ:	109.040
Other Features:	119000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	504498
Depreciation:	54486
Depreciated Total:	450012

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:	AvRate:	Ind.Val

Juris. Factor:	1.00
Before Depr:	119.94
Special Features:	0
Val/Su Net:	108.43

Final Total:	450000
Val/Su SzAd:	193.47

PARCEL ID

120.0-0002-0002.A

MOBILE HOME

Make:	
Model:	
Serial #:	
Year:	
Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	12X6	A	FR	1968	0.00	T	50	101						
19	Patio	D	Y	1	18X18	A	AV	1970	3.41	T	39.2	101			700			700

SKETCH

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement	1,251	59.370	74,275	BMT	100	RRM	100	G	
FFL	First Floor	1,251	109.040	136,410						
SFL	Second Floor	1,075	109.040	117,218						
GAR	Garage	360	21.730	7,821						
WDK	Deck	169	11.800	1,994						
OPP	Open Porch	44	43.560	1,917						
	Net Sketched Area:	4,150		Total:						
	Size Ad	2326	Gross Area	9395	FinArea	3577				

IMAGE**AssessPro Patriot Properties, Inc**